

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	101 First Ave, #10	Date:	February 23, 2016
Perm. Parcel No:	814-03-380	Use District:	R-4
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	LAH-RDH, LLC	Maximum Occupancy:	3 persons
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**GENERAL ELECTRICAL ITEMS:**

1. All lights, outlets and switches must operate properly. Electrical devices may not be painted, broken or damaged.

**GENERAL PLUMBING ITEMS:**

**NOTE:** New hot water tank, no permit or inspections.

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

**FULL AND ½ - BATH ITEMS:**

1. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

**INTERIOR ITEMS:**

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown